039.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	880,500	/	880,500
USE VALUE:	880,500	/	880,500
ASSESSED:	880,500	/	880,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAGANIS ANASTASIA/ANTONIOS
Owner 2:	
Owner 3:	
Street 1:	5 PURCELL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAGANIS ANASTASIA -
Owner 2:	-
Street 1:	5 PURCELL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,001 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Wood Shingle Exterior and 3780 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6001.000	496,500		384,000	880,500
Total Card	0.138	496,500		384,000	880,500
Total Parcel	0.138	496,500		384,000	880,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 232.94 | /Parcel: 232.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26171
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!3238!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	496,500	0	6,001.	384,000	880,500	880,500	Year End Roll	12/18/2019
2019	104	FV	391,200	0	6,001.	348,000	739,200	739,200	Year End Roll	1/3/2019
2018	104	FV	391,200	0	6,001.	330,000	721,200	721,200	Year End Roll	12/20/2017
2017	104	FV	366,900	0	6,001.	288,000	654,900	654,900	Year End Roll	1/3/2017
2016	104	FV	366,900	0	6,001.	246,000	612,900	612,900	Year End	1/4/2016
2015	104	FV	335,600	0	6,001.	228,000	563,600	563,600	Year End Roll	12/11/2014
2014	104	FV	335,600	0	6,001.	189,000	524,600	524,600	Year End Roll	12/16/2013
2013	104	FV	349,200	0	6,001.	180,000	529,200	529,200		12/13/2012

PRINT

Date	Time
12/10/20	18:32:40

LAST REV

Date	Time
04/02/19	15:11:26

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGANIS ANASTAS	1368-121		5/27/2009	Family	1	No	No		
PAGANIS ANTONIO	1331-103		1/20/2007	Family	1	No	No		
PAGANIS ANTONIO	1315-18		2/1/2006	Family	1	No	No		
	965-4		1/1/1983		65,000	No	No		A

USER DEFINED

Prior Id # 1:	26171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	163	PATRIOT
4/8/2009	Meas/Inspect	163	PATRIOT
2/18/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6001		Sq. Ft.	Site		0	64.	1.00	3									384,018						384,000	

Total AC/HA: 0.13776 | Total SF/SM: 6001 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,018 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Poor
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02499998
Const Adj.:	0.99227458
Adj $ / SQ:	172.904
Other Features:	138500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714423
Depreciation:	217899
Depreciated Total:	496524

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

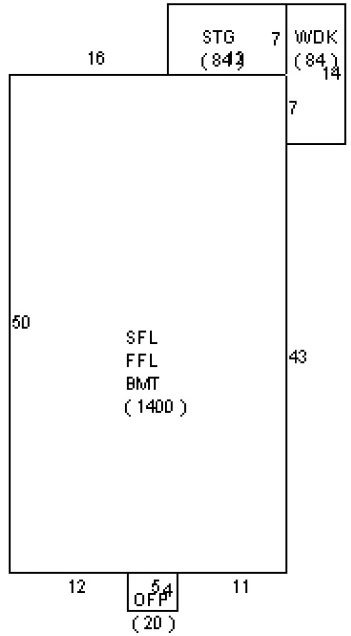
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.90
Special Features:	0	Val/Su Net:	113.15
Final Total:	496500	Val/Su SzAd	177.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,400	63.490	88,886
FFL	First Floor	1,400	172.900	242,065
SFL	Second Floor	1,400	172.900	242,065
STG	Storage	84	8.320	699
WDK	Deck	84	15.880	1,334
OFP	Open Porch	20	43.660	873

Net Sketched Area:	4,388			Total:	575,922
Size Ad	2800	Gross Are	4388	FinArea	3780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	